

**10.6.1 Intent and Applicability**

This document presents the review process and design guidelines for streetscape master plans. A streetscape master plan designation provides for the implementation of streetscape design standards to enhance the visual quality and the livability of street corridors for pedestrians.

**10.6.2 Relationship to the Comprehensive Plan**

The streetscape master plan review process and design manual implement the following objectives and policies of the comprehensive plan: Objectives C2.5, D2.4, E2.4, F2.4, G2.4, and H2.5, and Policies 8.4 and 8.12.

**10.6.3 Designation Process**

Any legislative body with zoning authority or the Louisville Metro Planning Commission may designate and create a streetscape master plan subject to review and recommendation by the Planning Commission and final approval subject to legislative body action. The proposed Streetscape Master Plan design standards shall be created in accordance with the layout and general requirements as listed in the Streetscape Master Plan Manual (Appendix 10D). The Planning Commission review process shall include reviews by appropriate public agencies and utilities. A public hearing with notice to property owners adjacent to the proposed master plan corridor and to registered neighborhood groups shall take place. Notice shall be given at least 30 calendar days prior to the public hearing.

**10.6.4 Landscape Plan Requirement**

Any development within the area of an approved streetscape master plan shall have a landscape plan approved prior to requesting a building permit. The landscape plan shall conform to the standards of the streetscape master plan.

**10.6.5 Streetscape Maintenance Requirement**

Property owners shall be responsible for maintenance of streetscape elements as required by an approved streetscape master plan. Dead or diseased planting materials shall be replaced, and the requirements of [Section 10.4.12](#) shall be met. Other streetscape elements shall be kept in good repair and clear of all obnoxious substances and rubbish.